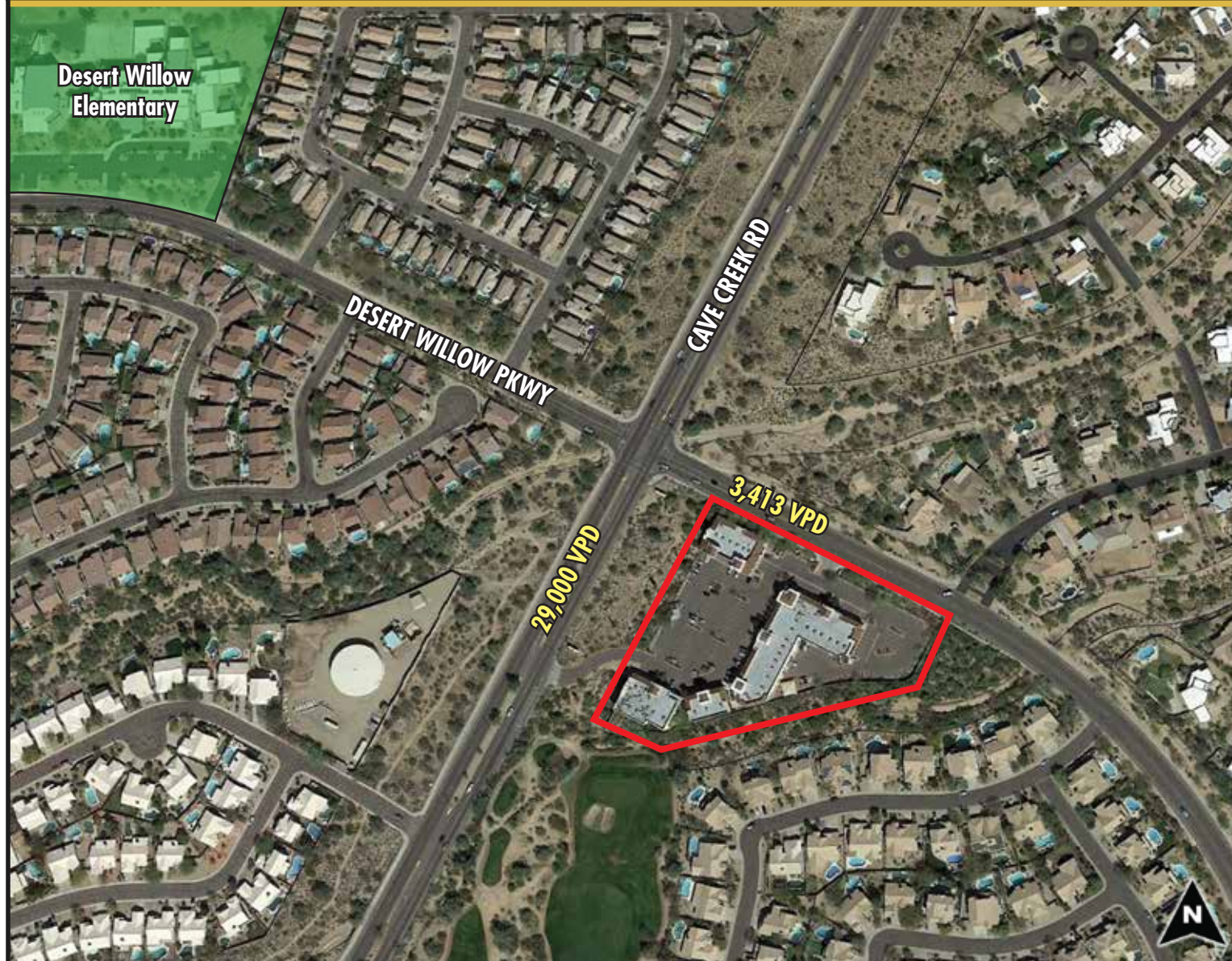


Southeast Corner of Cave Creek Road & Desert Willow Parkway - Cave Creek, Arizona



DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2018)	6,015	29,063	48,574
Projected Population (2023)	6,483	31,430	52,702
Estimated Avg. Household Income (2018)	\$120,909	\$147,450	\$151,625
Projected Avg. Household Income (2023)	\$139,991	\$176,708	\$180,678
Average Household Size (2018)	2.49	2.64	2.54
Total Daytime Employees (2018)	1,006	4,768	10,285
Median Age (2018)	43.5	43.7	45.5

TRAFFIC COUNTS (2017 Source: CoStar)

Cave Creek Road	29,000
Desert Willow Parkway	3,413
Total Cars Per Day	32,413



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TUSCANY VILLAGE

Southeast Corner of Cave Creek Road & Desert Willow Parkway - Cave Creek, Arizona

UPSCALE SHOPS LOCATED IN THE HEART OF THE TRADE AREA

FOR LEASE



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PROJECT HIGHLIGHTS

- 2,254 SF former restaurant available
- 4,855-SF Barro's Pizza
- Additional suites available from 1,027 SF and up
- More than 32,000 cars per day on Cave Creek Rd
- Center is adjacent to Tatum Ranch Community and Tatum Ranch Golf Club
- Average household income of more than \$121,000 within 3 miles

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